

Wells Fargo Bank, NA

Plaintiff,  
vs.

## NOTICE OF FORECLOSURE SALE

Case No. 11-CV-01866

Troy M. Rudlaff, Chrystal M. Rudlaff, Wachovia Bank  
National Association, Mortgage Electronic Registration  
Systems Inc., acting solely as a nominee for Citibank  
Federal Savings Bank, Beneficial Wisconsin Inc and  
Webster Bank

Defendants.

2013 JUL 19 AM 10:53  
WAUKESHA SHERIFF DEPT.  
RECORD DIVISION

PLEASE TAKE NOTICE that by virtue of a judgment of foreclosure entered on June 15, 2011 in the amount of \$119,235.54 the Sheriff will sell the described premises at public auction as follows:

TIME: August 28, 2013 at 10:00 a.m.

TERMS: Pursuant to said judgment, 10% of the successful bid must be paid to the sheriff at the sale in cash, cashier's check or certified funds, payable to the Waukesha County Sheriff's Dept. (personal checks cannot and will not be accepted). The balance of the successful bid must be paid to the clerk of courts in cash, cashier's check or certified funds no later than ten days after the court's confirmation of the sale or else the 10% down payment is forfeited to the plaintiff. The property is sold 'as is' and subject to all liens and encumbrances.

PLACE: In the main lobby of the Sheriff Department/Justice Center, Door #8 (new building behind courthouse)

DESCRIPTION: The East 13 feet of Lot 18 and the West 26 feet of Lot 19 in Block "C" Kenilworth Park Addition to the City of Waukesha, according to the recorded plat thereof, being a part of the Southeast ¼ of the Southwest ¼ of Section 3, in Township 6 North, Range 19 East, in the City of Waukesha, Waukesha County, State of Wisconsin.

PROPERTY ADDRESS: 717 Hamilton Ave Waukesha, WI 53186-4516

DATED: July 18, 2013

Gray & Associates, L.L.P.  
Attorneys for Plaintiff  
16345 West Glendale Drive  
New Berlin, WI 53151-2841  
(414) 224-8404**Daniel J. Trawicki**Dan Trawicki  
Waukesha County Sheriff

Please go to [www.gray-law.com](http://www.gray-law.com) to obtain the bid for this sale.

Gray & Associates, L.L.P. is attempting to collect a debt and any information obtained will be used for that purpose. If you have previously received a discharge in a chapter 7 bankruptcy case, this communication should not be construed as an attempt to hold you personally liable for the debt.